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REAL ESTATE ECONOMISTS, APPRAISERS AND COUNSELORS

HOW ATTRACTIVE IS YOUR CITY ?

WHEN we ask this question we do not have the usual aesthetic values in mind. We are not thinking of beautiful buildings or clean park-like streets. We are not thinking of the attractiveness of the seashore or sparkling rivers or snowy mountains. While all of these things are attractive, and undoubtedly contribute much to any city fortunate enough to possess them, we have in mind a more fundamental set of factors.

We are thinking of those many factors that contribute to a city's growth and progress. Industrial and commercial expansion, climate and geographic location, proximity to natural resources, transportation advantages, and an active and enlightened group of citizens are some of the factors that are necessary for growth and progress.

Undoubtedly, the best indication of a city's growth and progress is its rate of population increase. A city's population increases come from two sources : 1. natural increases, or the excess of births over deaths; and 2. migratory gains, or people moving into the city from rural areas or from other cities. Of these, the more important is the migratory gain. This is because families or individuals moving into an area are immediately taken into its economic life. They bring with them a ready-made and fully developed demand for the goods and services of the area. They also bring with them some type of ability or skill which will help to increase the productive capacity of the area.

Therefore, we believe that the "attractive" cities are those cities which have attracted a large amount of migratory population. Families move to a city or to an area for many reasons. It may be one of those that we have already mentioned, or it may be a combination of several others.

In the accompanying tables and map we have not made any attempt to say "why" a certain area is more attractive than another. However, we do show those cities that gained or lost population during the 1940-1950 period, and we show how much of it was caused by families moving into (or out of) the area.

In the table which starts on page 364 we have listed the 165 standard metropolitan areas¹ in the United States and the counties making up each area. We show

¹ A metropolitan area has at least 100,000 population and at least one city with a population of 50,000.

the following information on a county-by-county basis: 1. 1940 population; 2. 1950 population; 3. total change in population from 1940 to 1950; 4. the natural gain in population, or the excess of births over deaths; and 5. the migratory gain (or loss) in population. This last figure is obtained by subtracting the natural population increase from the total population increase. This same information is also shown for each metropolitan area by adding up the figures for the counties making up each area.

At the risk of being obvious, we would like to point out that whenever a metropolitan area shows a migratory gain, that gain must always result from a greater number of people moving into the area than moves out of the area. However, a county can experience a tremendous migratory gain, while its metropolitan area enjoys a very modest gain, or even loses.

For example, the St. Louis Metropolitan Area showed a gain of 105,039 during the 1940-1950 period. However, 92,556 of this gain was concentrated in St. Louis County², while the City of St. Louis actually lost 24,175. Most new families moving into the St. Louis Metropolitan Area have settled in St. Louis County, and large numbers of St. Louis families have also migrated to the county. Along similar lines, let us look at the Providence, Rhode Island, Metropolitan Area. This Area, made up of Kent, Bristol and Providence Counties, showed a total loss of 8,337 people through out-migration. However, Kent County showed a substantial migratory gain of 12,196, while Bristol County gained 692. The area loss, therefore, was entirely attributable to the fact that 21,225 more people moved out of Providence County than moved into it. In the Roanoke, Virginia, Metropolitan Area, the county had a loss of 6,950 through out-migration, while the City of Roanoke had a migratory gain of almost 20% of its 1940 population. This was probably caused by a change in the boundary of the city limits which took place in 1942. (The actual trend is from rural areas and small towns toward the metropolitan areas. Within the metropolitan areas the trend is away from the central city toward the suburbs.)

We were not able to show the county breakdowns on the Massachusetts Metropolitan Areas (see footnote at end of table). For example, the Boston Metropolitan Area includes all of Suffolk County plus portions of four other counties, including 62 miscellaneous towns and cities. However, the migratory gain of 4,130 experienced by the Boston Metropolitan Area was the result of the attractiveness of the outlying areas. Suffolk County, which might be called the central city of the Boston Metropolitan Area, lost 27,191 people through out-migration. Springfield and Worcester were the only other Massachusetts Metropolitan Areas that gained from in-migration, but here, again, the outlying areas had to gain enough to more than offset the losses of the central cities.

The same trend was noticeable in the other Massachusetts Metropolitan Areas.

² St. Louis County (the suburbs) and the City of St. Louis are separated politically as well as geographically.

The City of Brockton suffered from an out-migration of 3,171, while the Brockton Metropolitan Area lost only 638. Fall River lost 12,630 through out-migration, while the smaller cities of the area - Somerset, Swansea and Westport - gained enough to keep the Area loss down to 8,909.

On page 374 we show another table in which the 165 metropolitan areas are ranked in order of their migratory gains. These gains are shown as a percentage of their 1940 population, and the area with the greatest percentage increase is ranked in first place. For example, the Albuquerque, New Mexico, Metropolitan Area had a 1940 population of 69,391. During the next 10 years there were 26,994 babies born to residents of the Area, while only 8,722 residents of the Area died. In other words, there was a natural increase of 18,272 people. However, the 1950 population of the Albuquerque Metropolitan Area was 146,014, or a total gain of 76,623 over the 1940 figure. Since only 18,272 of this gain represented a natural increase, the remainder of 58,351 obviously came from people moving into the Area. This migratory gain of 58,351 represents 84.1% of the 1940 population, and is good enough to rank Albuquerque at the top of our list. All of the other areas were treated in a similar manner.

While a prolonged general analysis of this table might become tiresome, there are some cities we would like to point out. It is interesting that Los Angeles and San Francisco (ranked seventeenth and eighteenth) had migratory gains of exactly the same percentage (37.4%) of their 1940 populations. The same coincidence is observed in the Beaumont-Port Arthur, and Waco, Texas, Metropolitan Areas. Both had migratory gains equal to 13.2% of their 1940 populations. The same is true in the El Paso and San Antonio, Texas, Metropolitan Areas, where both Areas had migratory gains of 24.6% of their 1940 populations. The Akron and Cincinnati, Ohio, and Fort Wayne, Indiana, Areas all had migratory gains of 4.8% of their 1940 populations.

Another interesting observation, although hardly a cheerful one, is the very low ranking of the Pennsylvania Metropolitan Areas. Their highest ranking Area, Erie, is in seventy-eighth place in the list of 165, with a migratory gain of only 7.9%. Of the 11 other Pennsylvania Areas, 5 showed migratory gains ranging from 6.2% to only 0.1% of their 1940 populations. The remaining 6 all showed migratory losses ranging from 0.8% to 19.4% of their 1940 populations.

Figures are now available to make this type of comparison on nearly every county in the United States. It is unfortunate that such vital information is accurately available only once every 10 years. It would be very interesting to bring such studies up to date more frequently.

We can be sure of one thing, however. This tremendous migratory movement did not stop in 1950. While a detailed breakdown is not available, it is known that from April 1950 to April 1951, $2\frac{1}{2}$ million families (roughly 5% of our total population) moved from one county to another. Nearly all of these moves were migratory
(cont. on page 376)

NET MIGRATION TO OR FROM METROPOLITAN AREAS BY COUNTIES, 1940-1950

Metropolitan Area	County	Population 1940	Population 1950	Total change 1940-1950	Natural increase in population	Migratory change in population
Akron, Ohio	Summit	339,405	407,981	+68,576	52,232	+16,344
Albany-Schenectady-Troy, N. Y.	Albany	221,315	238,211	+16,896	13,810	+3,086
	Rensselaer	121,834	131,666	+9,832	5,745	+4,087
	Schenectady	122,494	142,650	+20,156	11,391	+8,765
	Total	465,643	512,527	+46,884	30,946	+15,938
Albuquerque, N. M.	Bernalillo	69,391	146,014	+76,623	18,272	+58,351
Allentown-Bethlehem, Pa.	Lehigh, Pa.	177,533	196,727	+19,194	14,218	+4,976
	Northampton, Pa.	168,959	183,723	+14,767	16,391	+1,624
	Warren, N. J.	50,181	54,407	+4,226	3,690	+536
	Total	396,673	434,857	+38,187	34,299	+3,888
Altoona, Pa.	Blair	140,358	138,934	-1,424	13,453	-14,877
Amarillo, Tex.	Potter	54,265	72,851	+18,586	10,747	+7,839
	Randall	7,185	13,732	+6,547	766	+5,781
	Total	61,450	86,583	+25,133	11,513	+13,620
Asheville, N. C.	Buncombe	106,755	122,557	+15,802	15,002	+800
Atlanta, Ga.	Cobb	38,272	61,748	+23,476	8,428	+15,048
	De Kalb	86,942	134,931	+47,989	16,200	+31,789
	Fulton	392,866	467,354	+74,488	53,332	+21,156
	Total	518,100	664,033	+145,933	77,961	+67,972
Atlantic City, N. J.	Atlantic	124,066	132,879	+8,813	3,757	+5,056
Augusta, Ga.	Alben, S. C.	49,916	53,188	+3,272	7,470	-4,198
	Richmond, Ga.	81,863	106,916	+25,053	11,352	+13,701
	Total	131,779	160,104	+28,325	18,802	+9,523
Austin, Tex.	Travis	111,053	160,381	+49,328	17,107	+32,221
Baltimore, Md.	Baltimore City	859,100	940,205	+81,105	89,136	+8,969
	Baltimore	155,825	269,362	+113,537	31,733	+81,804
	Anne Arundel	68,375	111,187	+42,812	10,155	+32,657
	Total	1,083,300	1,320,754	+237,454	131,024	+106,430
Baton Rouge, La.	East Baton Rouge Parish	88,415	156,485	+68,070	22,192	+45,878
Bay City, Mich.	Bay	74,981	86,161	+11,180	11,486	+1,694
Beaumont-Port Arthur, Tex.	Jefferson	145,329	193,979	+48,650	29,504	+19,146





Binghamton, N. Y.	Broome	185,749	184,664	+18,915	17,630	+1,285
Birmingham, Ala.	Jefferson	459,930	554,186	+94,256	73,055	+21,201
Boston, Mass.	*	2,177,621	2,369,983	+192,362	179,956	+12,406
Bridgeport, Conn.	Fairfield	418,384	502,832	+84,448	43,878	+40,570
Brockton, Mass.	*	99,878	105,368	+5,490	6,128	-638
Buffalo, N. Y.	Erie	798,377	895,620	+97,243	77,433	+19,810
Niagara	Niagara	160,110	189,966	+29,876	21,993	+7,881
Total	Total	958,487	1,085,606	+127,119	99,428	+27,691
Canton, Ohio	Stark	234,887	282,060	+47,173	29,255	+17,918
Cedar Rapids, Iowa	Linn	89,142	103,711	+14,569	9,780	+4,789
Charleston, S. C.	Charleston	121,105	159,838	+38,733	31,022	+7,711
Charleston, W. Va.	Payette	80,628	82,332	+1,704	14,966	-13,262
Total	Kanawha	195,619	236,945	+41,326	38,546	+2,780
Total	Total	276,247	319,277	+43,030	53,512	-10,482
Charlotte, N. C.	Mecklenburg	151,826	196,160	+44,334	27,689	+16,645
Chattanooga, Tenn.	Hamilton, Tenn.	180,478	207,276	+26,798	26,093	+705
Total	Walker, Ga.	31,024	38,223	+7,199	6,054	+1,145
Total	Total	211,502	245,499	+33,997	32,147	+1,850
Chicago, Ill.	Cook, Ill.	4,063,342	4,492,629	+429,287	358,733	+70,564
Du Page, Ill.	Du Page, Ill.	103,480	153,885	+50,405	12,743	+37,662
Lake, Ill.	Lake, Ill.	121,094	176,491	+55,397	16,864	+40,533
Kane, Ill.	Kane, Ill.	130,206	149,918	+19,712	8,811	+10,901
Will, Ill.	Will, Ill.	114,210	134,499	+20,289	11,206	+9,083
Lake, Ind.	Lake, Ind.	293,195	366,113	+72,918	49,170	+23,748
Total	Total	4,835,527	5,475,535	+640,008	457,517	+192,491
Cincinnati, Ohio	Hamilton, Ohio	631,987	718,785	+86,798	56,926	+39,872
Campbell, Ky.	Campbell, Ky.	71,918	75,216	+3,298	6,249	-2,951
Kenton, Ky.	Kenton, Ky.	93,139	104,030	+10,891	9,763	+1,128
Total	Total	797,044	898,031	+110,987	72,938	+38,049
Cleveland, Ohio	Cuyahoga	1,217,250	1,378,205	+160,955	129,766	+31,189
Lake	Lake	50,020	75,351	+25,331	7,663	+17,668
Total	Total	1,267,270	1,453,556	+186,286	137,429	+48,857
Columbia, S. C.	Richland	104,834	141,880	+37,046	14,767	+22,279

*In Massachusetts, metropolitan areas do not follow county lines, but complete data are available for the metropolitan areas. In Connecticut, metropolitan areas do not follow county lines, but data are available only on a county basis. Therefore, the Connecticut cities shown include only the figures for the principal county within each Connecticut Metropolitan Area.

RANKING OF NET MIGRATION OF 165 METRO



LEGEND

- HIGH (ONE FIFTH OF METRO. AREAS)
- ABOVE AVERAGE
- AVERAGE
- BELOW AVERAGE
- LOW

METROPOLITAN AREAS BY COUNTIES, 1940-1950



NET MIGRATION TO OR FROM METROPOLITAN AREAS BY COUNTIES, 1940-1950

Metropolitan Area	County	Population 1940	Population 1950	Total change 1940-1950	Natural increase in population	Migratory change in population
Columbus, Ga.	Chattahoochee, Ga.	15,138	12,195	-2,943	948	-3,891
	Muscogee, Ga.	75,494	117,437	+41,943	19,594	+22,349
	Russell, Ala.	35,775	40,282	+4,514	6,892	+2,376
	Total	126,407	169,921	+43,514	27,432	+16,082
Columbus, Ohio	Franklin	388,712	501,882	+113,170	43,555	+69,615
Corpus Christi, Tex.	Nueces	92,661	164,629	+71,968	32,660	+39,308
Fallas, Tex.	Dallas	398,564	610,852	+212,288	69,729	+142,559
Davenport-Rock Island-Moline	Rock Island, Ill.	113,323	133,133	+19,810	12,878	+7,132
	Scott, Iowa	84,748	99,879	+15,131	9,971	+5,160
	Total	198,071	233,012	+34,941	22,849	+12,292
Dayton, Ohio	Greene	35,863	56,820	+20,757	5,948	+14,809
	Montgomery	295,480	396,561	+101,081	46,164	+54,917
	Total	331,343	453,181	+121,838	52,112	+69,726
Decatur, Ill.	Macon	84,693	100,273	+15,580	9,937	+5,643
Denver, Colo.	Adams	22,481	40,353	+17,872	4,059	+13,813
	Arapahoe	32,150	51,687	+19,537	6,945	+12,592
	Denver	322,412	412,856	+90,444	40,463	+49,981
	Jefferson	50,725	55,465	+4,740	3,011	+1,729
	Total	407,768	560,361	+152,593	56,478	+96,115
Des Moines, Iowa	Polk	195,835	224,920	+29,085	22,584	+6,501
Detroit, Mich.	Macomb	107,658	184,251	+76,613	25,605	+51,008
	Oakland	254,068	393,467	+139,399	53,332	+86,067
	Wayne	2,015,623	2,395,301	+379,678	292,540	+87,038
	Total	2,377,329	2,973,019	+595,690	371,577	+224,113
Duluth-Superior	St. Louis, Minn.	206,917	205,205	-1,712	21,194	-22,906
	Douglas, Wis.	47,119	46,453	-666	4,174	-4,840
	Total	254,036	251,658	-2,378	25,368	-27,746
Durham, N. C.	Durham	80,224	100,641	+20,417	14,178	+6,239
El Paso, Tex.	El Paso	131,067	197,934	+66,867	34,663	+32,204
Erie, Pa.	Erie	180,889	218,407	+37,518	23,306	+14,212
Evansville, Ind.	Vanderburgh	130,783	158,363	+27,580	16,048	+11,532
Fall River, Mass.	*	130,119	131,639	+1,520	10,429	-8,909

Flint, Mich.	Genesee	227,944	270,034	+42,090	39,001	-3,089
Fort Wayne, Ind.	Allen	155,084	182,903	+27,819	20,372	+7,447
Fort Worth, Tex.	Tarrant	225,521	359,246	+133,725	39,397	+84,328
Fresno, Calif.	Fresno	178,565	274,225	+95,660	32,261	+63,399
Gadsden, Ala.	Etowah	72,580	93,857	+21,277	15,399	+5,878
Galveston, Tex.	Galveston	81,173	112,226	+31,053	14,880	+16,173
Grand Rapids, Mich.	Kent	246,338	287,020	+40,682	31,741	+8,941
Green Bay, Wis.	Brown	83,109	97,922	+14,813	13,521	+1,292
Greensboro-High Point, N. C.	Gulford	153,916	190,152	+36,236	24,944	+11,292
Greenville, S. C.	Greenville	136,580	167,118	+30,538	23,552	+6,966
Hamilton-Middletown, Ohio	Butler	120,249	146,792	+26,543	17,039	+9,504
Harrisburg, Pa.	Cumberland	74,806	94,079	+19,273	9,247	+10,026
	Dauphin	177,410	197,040	+19,630	13,235	+5,695
	Total	252,216	291,119	+38,903	23,182	+15,721
Hartford, Conn.†	Hartford	450,189	536,232	+86,043	56,830	+29,213
Houston, Tex.	Harris	528,961	802,102	+273,141	100,897	+172,244
Huntington-Ashland	Cabell, W. Va.	97,459	107,803	+10,344	12,815	-2,471
	Wayne, W. Va.	35,566	38,628	+3,062	5,409	-3,347
	Boyd, Ky.	45,938	50,237	+4,299	7,551	-3,252
	Lawrence, Ohio	46,705	48,943	+2,238	5,721	-3,483
	Total	225,668	245,631	+19,963	31,496	-11,533
Indianapolis, Ind.	Marion	460,826	549,047	+88,121	54,485	+33,636
Jackson, Mich.	Jackson	93,108	107,409	+14,301	10,612	+3,689
Jackson, Miss.	Hinds	107,273	141,480	+34,207	19,654	+14,583
Jacksonville, Fla.	Duval	210,143	302,711	+92,568	33,377	+59,191
Johnstown, Pa.	Cambria	213,459	204,916	-4,543	28,691	-31,234
	Somerset	84,957	81,635	-3,322	9,416	-12,738
	Total	298,416	290,551	-7,865	36,107	-43,972
Kalamazoo, Mich.	Kalamazoo	100,085	126,019	+25,934	12,277	+13,697
Kansas City, Mo.	Johnson, Kans.	33,327	61,466	+28,139	6,330	+21,809
	Wyandotte, Kans.	145,071	164,621	+19,550	17,173	+2,377

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NET MIGRATION TO OR FROM METROPOLITAN AREAS BY COUNTIES, 1940-1950

Metropolitan Area	County	Population 1940	Population 1950	Total change 1940-1950	Natural increase in population	Migratory change in population
Kansas City, Mo. (cont.)	Clay, Mo.	30,417	44,594	+14,177	3,418	+10,759
	Jackson, Mo.	477,820	537,550	+59,722	38,774	+20,948
	Total	686,643	808,231	+121,588	65,895	+55,893
Kenosha, Wis.	Kenosha	63,505	75,157	+11,652	8,128	+3,524
Knoxville, Tenn.	Anderson	26,504	59,281	+32,757	10,025	+22,732
	Blount	41,116	54,578	+13,462	10,175	+3,287
	Knox	178,468	221,825	+43,357	26,350	+17,007
	Total	246,088	335,664	+89,576	46,550	+43,026
Lancaster, Pa.	Lancaster	212,504	234,137	+21,633	23,235	-1,602
Lansing, Mich.	Ingham	130,616	172,466	+41,850	23,235	+18,615
Laredo, Tex.	Webb	45,916	55,904	+9,988	10,924	-936
Lawrence, Mass.	*	124,849	125,935	+1,086	7,904	-6,818
Lexington, Ky.	Fayette	78,899	98,506	+19,607	5,398	+14,209
Lima, Ohio	Allen	73,303	87,686	+14,383	9,537	+4,846
Lincoln, Nebr.	Lancaster	100,585	118,260	+17,675	9,851	+8,024
Little Rock-North Little Rock, Ark.	Pulaski	156,085	192,879	+36,794	19,977	+16,817
Lorain-Elyria, Ohio	Lorain	112,390	146,501	+34,111	14,514	+19,597
Los Angeles, Calif.	Los Angeles	2,785,643	4,125,164	+1,339,521	311,536	+1,027,985
	Orange	130,780	214,061	+83,301	21,951	+62,250
	Total	2,916,403	4,339,225	+1,422,822	332,587	+1,090,235
Louisville, Ky.	Jefferson, Ky.	385,392	482,285	+96,893	49,720	+47,173
	Clark, Ind.	31,020	48,284	+17,264	6,111	+11,153
	Floyd, Ind.	35,061	43,905	+8,844	4,125	+4,719
	Total	451,473	574,474	+123,001	59,956	+63,045
Lowe, Mass.	*	130,999	133,928	+2,929	8,469	-5,540
Lubbock, Tex.	Lubbock	51,782	100,603	+48,821	13,245	+35,576
Macon, Ga.	Bibb	83,783	113,560	+29,777	14,314	+15,463
	Houston	11,303	20,904	+9,601	3,666	+5,935
	Total	95,086	134,464	+39,378	17,980	+21,398

Madison, Wis.		130,860	168,630	+37,970	19,726	+16,244
Manchester, N. H.		144,888	156,607	+11,719	12,886	-1,167
Memphis, Tenn.		358,250	480,161	+121,911	47,957	+73,954
Miami, Fla.		267,739	488,689	+220,950	36,308	+184,642
Milwaukee, Wis.		766,885	863,937	+97,052	83,342	+13,710
Minneapolis-St. Paul, Minn.		22,443	35,556	+13,113	3,395	+9,718
Dakota		39,660	49,055	+9,395	6,279	+3,116
Hennepin		568,899	669,565	+100,666	72,991	+27,675
Ramsey		309,935	353,190	+43,255	42,449	+4,006
Total		940,937	1,107,366	+166,429	125,114	+41,315
Mobile, Ala.		141,974	228,835	+86,861	36,915	+49,946
Montgomery, Ala.		114,420	137,512	+23,092	15,450	+7,442
Muncie, Ind.		74,963	90,091	+15,128	10,766	+4,362
Nashville, Tenn.		257,267	320,388	+63,121	30,237	+32,864
New Bedford, Mass.		134,435	137,469	+3,034	8,284	-5,250
New Haven, Conn. †		484,316	541,994	+57,678	47,725	+9,953
New Orleans, La.		50,427	102,691	+52,264	14,059	+38,205
Jefferson Parish		494,537	567,257	+72,717	63,608	+9,109
Orleans Parish		7,280	11,082	+3,809	1,589	+2,220
St. Bernard Parish		552,244	661,037	+108,793	79,256	+49,534
Total						
New York-Northeastern New Jersey						
New York		1,889,924	1,936,540	+46,616	355,351	-175,447
Bronx		1,394,711	1,444,903	+50,192	54,333	+205,171
Kings		2,698,285	2,716,347	+18,062	1,649	+13,099
Queens		1,297,634	1,546,294	+248,660	43,637	+74,367
Richmond		174,441	191,015	+16,574	43,423	+6,002
Total (New York City)		7,454,995	7,835,099	+380,104	70,030	+81,357
Nassau, N. Y.		406,748	666,252	+259,504	50,376	-56,480
Rockland, N. Y.		74,261	89,009	+14,748	25,192	+22,390
Suffolk, N. Y.		197,355	272,359	+75,004	7,893	+30,988
Westchester, N. Y.		573,958	622,983	+49,425	25,549	+2,406
Bergen, N. J.		409,646	536,310	+126,664		
Essex, N. J.		837,340	900,887	+63,547		
Hudson, N. J.		652,040	646,136	-5,904		
Middlesex, N. J.		217,077	264,659	+47,582		
Morris, N. J.		125,732	164,613	+38,881		
Passaic, N. J.		309,353	337,308	+27,955		

*In Massachusetts, metropolitan areas do not follow county lines, but complete data are available for the metropolitan areas.
†In Connecticut, metropolitan areas do not follow county lines, but data are available only on a county basis. Therefore, the Connecticut cities shown include only the figures for the principal county within each Connecticut Metropolitan Area.

NET MIGRATION TO OR FROM METROPOLITAN AREAS BY COUNTIES, 1940-1950

Metropolitan Area	County	Population 1940	Population 1950	Total change 1940-1950	Natural increase in population	Migratory gain in population
New York-Northeastern New Jersey (cont.)	Somerset, N. J.	74,390	98,740	+24,350	8,257	+16,093
	Union, N. J.	328,344	397,559	+69,215	39,187	+30,028
	Total	4,205,844	4,996,815	+790,971	372,033	+418,938
	Total Metropolitan Area	11,660,839	12,831,914	+1,171,075	927,584	+243,491
Norfolk-Portsmouth, Va.	Norfolk City	144,332	188,601	+44,269	30,364	+23,905
	S. Norfolk City	8,038	10,408	+2,370	1,248	+1,122
	Portsmouth City	50,745	71,294	+20,549	8,537	+12,012
	Norfolk	35,828	99,350	+63,522	18,089	+45,433
Princess Anne	Princess Anne	19,984	398,921	+19,908	3,454	+16,454
	Total	258,927	409,545	+150,618	51,692	+98,926
Ogden, Utah	Weber	56,714	830,032	+26,318	15,749	+10,569
	Oklahoma City, Okla.	244,159	322,520	+78,361	39,669	+38,692
Omaha, Nebr.	Douglas, Nebr.	247,562	277,189	+29,627	27,790	+1,837
	Sarpy, Nebr.	10,835	15,641	+4,806	1,636	+3,170
	Pottawattamie, Iowa	66,756	69,373	+2,617	7,108	-4,491
	Total	325,153	352,203	+37,050	36,534	+516
Orlando, Fla.	Orange	70,074	114,114	+44,040	9,214	+34,826
	Peoria	153,374	173,873	+20,499	14,143	+6,356
	Tazewell	58,362	76,045	+17,683	9,033	+8,650
	Total	211,736	249,918	+38,182	23,176	+15,006
Philadelphia, Pa.	Bucks, Pa.	107,715	144,234	+36,519	11,390	+25,129
	Chester, Pa.	135,626	156,687	+23,061	12,313	+10,748
	Delaware, Pa.	310,756	413,065	+102,309	38,625	+63,684
	Montgomery, Pa.	289,247	351,964	+62,717	27,195	+35,522
	Philadelphia, Pa.	1,931,334	2,064,794	+133,460	141,538	-8,078
	Burlington, N. J.	97,013	135,926	+38,913	9,033	+29,880
	Camden, N. J.	255,727	300,287	+44,560	24,892	+19,668
	Gloucester, N. J.	72,219	91,719	+19,500	7,715	+11,785
	Total	3,199,637	3,660,676	+461,039	272,701	+188,338
Phoenix, Ariz.	Maricopa	186,193	329,266	+143,073	38,513	+104,560
	Allegheny	1,411,539	1,508,255	+96,716	134,053	-37,337
Pittsburgh, Pa.	Beaver	156,754	174,953	+18,199	20,554	-2,355
	Washington	210,852	209,001	-1,851	23,042	-24,893
	Westmoreland	303,411	313,335	+9,924	32,985	-23,061
	Total	2,082,556	2,205,544	+122,988	210,634	-87,646
Pittsfield, Mass.		60,996	66,567	+5,571	5,744	-173
Portland, Maine	Cumberland	146,000	168,018	+22,018	16,465	+5,553

Portland, Oreg.

Clackamas, Oreg.	57,130	86,574	+29,444	7,119	+22,325
Multnomah, Oreg.	355,099	468,571	+113,472	40,797	+72,675
Washington, Oreg.	39,194	61,221	+22,027	5,016	+17,011
Clark, Wash.	49,852	84,836	+34,984	11,880	+23,104
Total	501,275	701,202	+199,927	64,812	+135,115

Providence, R. I.

Providence	550,298	573,045	+22,747	43,972	+21,225
Kent	58,311	77,651	+19,340	7,144	+12,196
Bristol	25,548	29,039	+3,491	2,799	+492
Total	634,157	679,735	+45,578	53,915	+8,337

Pueblo, Colo.

Pueblo	68,870	89,592	+20,722	7,879	+12,843
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Racine, Wis.

Racine	94,047	109,105	+15,058	10,833	+4,225
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Raleigh, N. C.

Wake	109,554	135,942	+26,388	16,461	+9,927
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Reading, Pa.

Berks	241,884	254,942	+13,058	12,745	+313
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Richmond, Va.

Richmond City	193,042	229,906	+36,864	19,696	+17,168
Chesterfield	27,989	39,791	+11,800	4,722	+7,078
Henrico	41,960	57,166	+15,206	5,173	+10,033
Total	262,991	326,863	+63,870	29,591	+34,279

Roanoke, Va.

Roanoke	42,879	41,690	-1,207	5,743	-6,950
Roanoke City	69,287	91,089	+21,802	8,274	+13,528
Total	112,164	132,779	+20,595	14,017	+6,578

Rochester, N. Y.

Monroe	438,230	484,877	+46,647	37,525	+9,122
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Rockford, Ill.

Winnebago	121,178	151,858	+30,680	17,051	+13,629
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Sacramento, Calif.

Sacramento	170,333	275,659	+105,326	23,610	+81,716
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Saginaw, Mich.

Saginaw	130,468	152,438	+22,370	18,816	+3,554
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St. Joseph, Mo.

Buchanan	94,067	93,629	-438	2,852	-3,290
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St. Louis, Mo.

St. Louis City, Mo.	816,048	852,623	+36,575	60,750	+24,175
St. Louis, Mo.	274,230	404,355	+130,125	37,569	+92,556
St. Charles, Mo.	25,562	29,777	+4,215	2,705	+1,510
St. Clair, Ill.	166,899	205,169	+38,270	17,572	+20,698
Madison, Ill.	149,349	181,543	+32,194	17,744	+14,450
Total	1,432,086	1,673,467	+241,379	136,340	+105,039

Salt Lake, Utah

Salt Lake	211,623	274,208	+62,585	47,769	+14,816
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San Angelo, Tex.

Tom Green	39,302	58,602	+19,300	8,076	+11,224
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San Antonio, Tex.

Bezar	338,176	496,090	+157,914	74,757	+83,157
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San Bernardino, Calif.

San Bernardino	161,108	280,252	+119,144	24,269	+94,875
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*In Massachusetts, metropolitan areas do not follow county lines, but complete data are available for the metropolitan areas.

NET MIGRATION TO OR FROM METROPOLITAN AREAS BY COUNTIES, 1940-1950

Metropolitan Area	County	Population 1940	Population 1950	Total change 1940-1950	Natural increase in population	Migratory change in population
San Diego, Calif.	San Diego	289,348	535,967	+246,619	67,861	+178,758
San Francisco-Oakland, Calif.	Alameda	513,011	733,999	+220,988	72,667	+148,321
	Contra Costa	100,450	297,430	+196,980	43,192	+153,788
	Marin	52,907	85,237	+32,330	7,177	+25,153
	San Francisco	634,536	780,753	+146,217	44,216	+102,001
	San Mateo	111,782	234,080	+122,298	21,535	+100,763
	Solano	49,118	102,750	+53,632	17,658	+35,974
	Total	1,461,804	2,214,249	+752,445	206,445	+546,000
San Jose, Calif.	Santa Clara	174,949	288,938	+113,989	21,759	+92,230
Savannah, Ga.	Chatham	117,970	150,946	+32,976	17,080	+15,896
Scranton, Pa.	Lackawanna	301,243	256,208	-45,035	13,468	-58,503
Seattle, Wash.	King	504,980	726,464	+221,484	71,644	+149,840
Shreveport, La.	Caddo Parish	150,203	174,679	+24,476	24,785	-309
Sioux City, Iowa	Woodbury	103,627	103,959	+332	12,098	-11,766
Sioux Falls, S. D.	Minnehaha	57,697	70,371	+12,674	9,772	+2,902
South Bend, Ind.	St. Joseph	161,823	204,740	+42,917	23,746	+19,171
Spokane, Wash.	Spokane	164,652	220,149	+55,497	17,043	+38,454
Springfield, Ill.	Sangamon	117,912	130,649	+12,737	10,258	+2,479
Springfield, Mo.	Greene	90,541	104,118	+13,577	9,708	+3,869
Springfield, Ohio	Clark	95,647	110,999	+15,352	9,493	+5,859
Springfield-Holyoke, Mass.	*	351,119	391,791	+40,672	32,246	+8,426
Stockton, Calif.	San Joaquin	134,207	200,535	+66,328	14,852	+51,476
Syracuse, N. Y.	Onondaga	295,108	340,875	+45,767	26,966	+18,801
Tacoma, Wash.	Pierce	182,081	275,802	+93,721	22,032	+71,689
Tampa-St. Petersburg, Fla.	Hillsborough	180,148	246,536	+66,388	26,034	+42,354
	Pineellas	91,852	157,639	+65,787	2,330	+63,457
	Total	272,000	406,175	+134,175	28,364	+105,811
Terre Haute, Ind.	Vigo	99,709	104,931	+5,222	6,715	-1,493

Toledo, Ohio	Lucas	344,333	392,626	-48,293	33,572	+14,721
Topeka, Kan.	Shawnee	91,247	104,430	+13,183	7,565	+5,618
Trenton, N. J.	Mercer	197,318	229,412	+32,094	14,908	+17,186
Tulsa, Okla.	Tulsa	193,363	248,658	+55,295	30,293	+25,002
Utica-Rome, N. Y.	Herkimer	59,527	61,268	+1,741	4,471	-2,730
	Oneida	203,636	222,334	+18,698	13,025	+5,673
	Total	263,163	283,602	+20,439	17,496	+2,943
Waco, Tex.	McLennan	101,898	128,585	+26,687	13,203	+13,484
Washington, D. C.	District of Columbia	683,091	797,670	+134,579	85,067	+49,512
	Alexandria City, Va.	33,523	61,604	+28,081	11,413	+16,666
	Arlington, Va.	57,040	134,990	+77,950	25,125	+52,825
	Fairfax, Va.	38,353	98,255	+59,902	11,319	+48,583
	Montgomery, Md.	83,912	163,749	+79,837	19,724	+40,113
	Prince Georges, Md.	89,490	193,799	+104,309	22,700	+41,609
	Total	965,409	1,430,067	+464,658	175,348	+309,310
Waterloo, Iowa	Black Hawk	79,946	99,580	+19,634	12,283	+7,351
Wheeling-Steubenville	Brooke, W. Va.	25,513	26,868	+1,355	2,721	-1,368
	Hancock, W. Va.	31,572	34,545	+2,973	4,968	+1,995
	Marshall, W. Va.	40,189	36,867	-3,322	3,106	-6,428
	Ohio, W. Va.	73,115	71,253	-1,862	5,910	-7,772
	Belmont, Ohio	95,614	87,430	-8,184	7,004	-15,188
	Jefferson, Ohio	98,129	95,943	-2,186	10,238	-12,404
	Total	364,132	352,924	-11,208	33,947	-45,155
Wichita, Kans.	Sedgewick	143,311	220,213	+76,902	30,076	+46,826
Wichita Falls, Tex.	Wichita	73,604	94,036	+20,432	11,474	+12,958
Wilkes-Barre-Hazleton, Pa.	Luzerne	441,518	391,226	-50,292	28,778	-79,070
Wilmington, Del.	New Castle, Del.	179,562	217,605	+38,043	21,277	+16,766
	Salem, N. J.	42,274	49,615	+7,341	5,701	+1,640
	Total	221,836	267,220	+45,384	26,978	+18,406
Winston-Salem, N. C.	Forsythe	126,475	145,076	+18,601	19,211	-610
Worcester, Mass.	"	252,752	276,336	+23,584	19,965	+3,619
York, Pa.	York	178,022	202,440	+24,418	19,648	+4,770
Youngstown, Ohio	Mahoning, Ohio	240,251	256,817	+16,566	24,845	-8,279
	Trumbull, Ohio	132,315	156,252	+23,937	18,242	+7,695
	Mercer, Pa.	101,039	111,530	+10,491	11,678	-1,187
	Total	473,605	524,599	+50,994	54,765	-1,771

*In Massachusetts, metropolitan areas do not follow county lines, but complete data are available for the metropolitan areas.

RANKING OF 165 METROPOLITAN AREAS IN ORDER OF PERCENTAGE INCREASE IN MIGRATORY POPULATION, 1940 - 1950, IN COMPARISON WITH 1940

Metropolitan Area	Rank	Migratory population change as % of 1940 population	Metropolitan Area	Rank	Migratory population change as % of 1940 population
Albuquerque, N. M.	1	+84.1	St. Louis, Mo.	84	+7.3
Miami, Fla.	2	+69.0	Peoria, Ill.	85	+7.1
Lubbock, Tex.	3	+68.7	Salt Lake, Utah	86	+7.0
San Diego, Calif.	4	+61.8	Decatur, Ill.	87	+6.7
San Bernardino, Calif.	5	+58.9	Lima, Ohio	88	+6.6
Phoenix, Ariz.	6	+56.2	Hartford, Conn.	89	+6.5
San Jose, Calif.	7	+52.7	Montgomery, Ala.	90	+6.5
Baton Rouge, La.	8	+51.9	Charleston, S. C.	91	+6.4
Orlando, Fla.	9	+49.7	Syracuse, N. Y.	92	+6.4
Sacramento, Calif.	10	+48.0	Davenport-Rock Island-Moline	93	+6.2
Corpus Christi, Tex.	11	+42.4	Harrisburg, Pa.	94	+6.2
Fort Worth, Tex.	12	+41.8	Topeka, Kans.	95	+6.2
Tacoma, Wash.	13	+39.4	Springfield, Ohio	96	+6.1
Tampa-St. Petersburg, Fla.	14	+38.9	Philadelphia, Pa.	97	+5.9
Stockton, Calif.	15	+38.4	Roanoke, Va.	98	+5.9
Norfolk-Portsmouth, Va.	16	+38.2	Muncie, Ind.	99	+5.8
Los Angeles, Calif.	17	+37.4			
San Francisco-Oakland, Calif.	18	+37.4	Kenosha, Wis.	100	+5.5
Dallas, Tex.	19	+35.8	Cedar Rapids, Iowa	101	+5.4
Fresno, Calif.	20	+35.5	Greenville, S. C.	102	+5.1
Mobile, Ala.	21	+35.2	Stout Falls, S. D.	103	+5.0
Wichita, Kans.	22	+32.7	Akron, Ohio	104	+4.8
Houston, Tex.	23	+32.6	Cincinnati, Ohio	105	+4.8
Washington, D. C.	24	+32.0	Fort Wayne, Ind.	106	+4.8
Seattle, Wash.	25	+29.7	Birmingham, Ala.	107	+4.6
Austin, Tex.	26	+29.0	Racine, Wis.	108	+4.5
San Angelo, Tex.	27	+28.6	Minneapolis-St. Paul, Minn.	109	+4.4
Jacksonville, Fla.	28	+28.2	Springfield, Mo.	110	+4.3
Portland, Oreg.	29	+27.0	Toledo, Ohio	111	+4.3
El Paso, Tex.	30	+24.6	Atlantic City, N. J.	112	+4.1
San Antonio, Tex.	31	+24.6	Chicago, Ill.	113	+4.0
Denver, Colo.	32	+23.6	Jackson, Mich.	114	+4.0
Spokane, Wash.	33	+23.4	Cleveland, Ohio	115	+3.9
			Portland, Maine	116	+3.8
Macon, Ga.	34	+22.5	Grand Rapids, Mich.	117	+3.6
Amarillo, Tex.	35	+22.2	Albany-Schenectady-Troy, N. Y.	118	+3.4
Columbia, S. C.	36	+21.3	Des Moines, Iowa	119	+3.3
Dayton, Ohio	37	+21.0	Buffalo, N. Y.	120	+2.9
Memphis, Tenn.	38	+20.6	Saginaw, Mich.	121	+2.7

Galveston, Tex.	+19.9	39	York, Pa.	+2.7	122
Ogden, Utah	+18.6	40	Springfield-Holyoke, Mass.	+2.4	123
Pueblo, Colo.	+18.6	41	Bay City, Mich.	+2.3	124
Lexington, Ky.	+18.0	42	New Haven, Conn.	+2.1	125
Columbus, Ohio	+17.9	43	New York-Northeastern New Jersey	+2.1	126
Wichita Falls, Tex.	+17.6	44	Rochester, N. Y.	+2.1	127
Knoxville, Tenn.	+17.5	45	Springfield, Ill.	+2.1	128
Lorain-Elyria, Ohio	+17.4	46	Milwaukee, Wis.	+1.8	129
Oklahoma City, Okla.	+15.8	47	Green Bay, Wis.	+1.6	130
Lansing, Mich.	+14.3	48	Flint, Mich.	+1.4	131
Louisville, Ky.	+14.0	49	Worcester, Mass.	+1.4	132
Madison, Wis.	+14.0	50			
Jackson, Miss.	+13.6	51	Utica-Rome, N. Y.	+1.1	133
Kalamazoo, Mich.	+13.6	52	Allentown-Bethlehem, Pa.	+1.0	134
Savannah, Ga.	+13.5	53	Chattanooga, Tenn.	+0.9	135
Beaumont-Port Arthur, Tex.	+13.2	54	Binghamton, N. Y.	+0.8	136
Waco, Tex.	+13.2	55	Boston, Mass.	+0.6	137
Atlanta, Ga.	+13.1	56	Omaha, Nebr.	+0.2	138
Richmond, Va.	+13.0	57	Reading, Pa.	+0.1	139
Tulsa, Okla.	+12.9	58	Shreveport, La.	-0.2	140
Nashville, Tenn.	+12.8	59	Pittsfield, Mass.	-0.3	141
Columbus, Ga.	+12.7	60	Youngstown, Ohio	-0.4	142
South Bend, Ind.	+11.8	61	Winston-Salem, N. C.	-0.5	143
Rockford, Ill.	+11.2	62	Brockton, Mass.	-0.6	144
Charlotte, N. C.	+11.0	63	Lancaster, Pa.	-0.8	145
Little Rock-North Little Rock, Ark.	+10.8	64	Manchester, N. H.	-0.8	146
Baltimore, Md.	+9.8	65	Asheville, N. C.	-1.1	147
Bridgeport, Conn.	+9.7	66	Providence, R. I.	-1.3	148
			Terre Haute, Ind.	-1.5	149
			Laredo, Tex.	-2.0	150
Detroit, Mich.	+9.4	67	St. Joseph, Mo.	-3.5	151
Waterloo, Iowa	+9.2	68	Charleston, W. Va.	-3.8	152
Raleigh, N. C.	+9.1	69	New Bedford, Mass.	-3.9	153
New Orleans, La.	+9.0	70	Lowell, Mass.	-4.2	154
Evansville, Ind.	+8.8	71	Pittsburgh, Pa.	-4.2	155
Augusta, Ga.	+8.7	72	Huntington-Ashland	-5.1	156
Trenton, N. J.	+8.7	73	Lawrence, Mass.	-5.5	157
Wilmington, Del.	+8.3	74	Fall River, Mass.	-6.8	158
Gadsden, Ala.	+8.1	75	Altoona, Pa.	-10.6	159
Kansas City, Mo.	+8.1	76	Duluth-Superior	-10.9	160
Lincoln, Nebr.	+8.0	77	Sioux City, Iowa	-11.4	161
Erie, Pa.	+7.9	78	Wheeling-Steubenville	-12.4	162
Hamilton-Middletown, Ohio	+7.9	79	Johnstown, Pa.	-14.7	163
Durham, N. C.	+7.8	80	Wilkes-Barre-Hazleton, Pa.	-17.9	164
Canton, Ohio	+7.6	81	Scranton, Pa.	-19.4	165
Greensboro-High Point, N. C.	+7.3	82			
Indianapolis, Ind.	+7.3	83			

HOW ATTRACTIVE IS YOUR CITY?

(cont. from page 363)

tory moves and not mere shuffling around within the same area.

Following is the percentage breakdown on the occupation of the breadwinner of these 2½ million families:

Head of the family employed in:

Manufacturing	26% - 650,000 families
Wholesale and retail trade	17% - 425,000 families
Agriculture	15% - 375,000 families
Construction	14% - 350,000 families
Service industries	12% - 300,000 families
Transportation and public utilities	8% - 200,000 families
All other	8% - 200,000 families
	<hr/> 100% - 2,500,000 families

The large percentage of manufacturing workers emphasizes the tremendous effect industrial expansion has on generating family migration. The relatively high percentage of wholesale and retail workers points out to some degree the widespread effects of the newly created or expanded marketing facilities of the nation. The same may be said of the rather large number of employees in the service industries.

The migratory agricultural workers are more perennial than the other types. This group moves around most of the time, and few of them ever stay in one spot long enough to be known as permanent residents.

Naturally, most of the construction workers have migrated as a result of the large number of defense and engineering projects now under way. Since both agricultural and construction workers seldom stay long in one locality, it is not often that they contribute much to the permanent economic growth of an area. While some temporary economic stimulation results from their visit, the over-all effect is frequently one of "boom and bust." Consequently, a large in-migration of manufacturing workers, wholesale and retail workers, or workers in some other permanent line is usually much more beneficial to a community.

In all probability, family migration will decline for the next few years. While industrial expansion will continue for many years, it will slacken its recent feverish pace, and the same can be said of other types of expansion. Most things will slow down for a while, including migration to even the most attractive cities.